



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside Park, Rossendale, BB4 9LU

£330,000

THE MOST ENVIABLE DETACHED FAMILY HOME

Nestled in the picturesque Riverside Park area of Whitewell Bottom, Rossendale, this outstanding detached house is a true gem. Set on an impressive corner plot, the property boasts enviable wrap-around gardens that provide a serene outdoor space for relaxation and play. The ample off-road parking and a detached garage add to the convenience of this delightful home.

Inside, you will find four generously sized bedrooms, perfect for accommodating a growing family or hosting guests. The two well-appointed bathrooms ensure that morning routines run smoothly, while the four living areas offer a wealth of space for both entertaining and everyday living. This home is bursting with potential, presenting opportunities for personalisation and even the possibility of extension should you wish to expand further.

Situated in a sought-after cul-de-sac, this property enjoys a sense of privacy, as it is not overlooked, allowing for a peaceful living environment. With its combination of space, comfort, and potential, this house is the perfect family home, ready to welcome its new owners. Do not miss the chance to make this exceptional property your own.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Riverside Park, Rossendale, BB4 9LU

£330,000



- Four Bedroom Detached Family Home
- Impressive Corner Plot Position
- Off Road Parking
- Tenure - Freehold
- Four Versatile Reception Areas
- Beautiful Wrap Around Gardens
- EPC Rating - TBC
- Two Well Appointed Bathrooms
- Sought After Cul De Sac Location
- Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

4'6 x 3'6 (1.37m x 1.07m)

Smoke alarm, door to reception room, playroom and stairs to first floor.

Reception Room

15'11 x 13'2 (4.85m x 4.01m)

UPVC double glazed box window, central heating radiator, coving, featured wall lights, limestone hearth and surround, under stair storage, television point, double doors to dining room.

Dining Room

10'1 x 8'10 (3.07m x 2.69m)

Central heating radiator, coving, wood effect laminate flooring, open to kitchen, UPVC double glazed sliding door to conservatory,

Kitchen

9'5 x 8'10 (2.87m x 2.69m)

UPVC double glazed window, range of panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, tiled flooring, door to utility room.

Utility Room

5'1 x 5'1 (1.55m x 1.55m)

Plumbing for washing machine and dryer, Glow Worm boiler, extractor fan, wood effect lino flooring, door to WC, UPVC double glazed frosted door to side.

WC

5'1 x 3'2 (1.55m x 0.97m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of low basin WC and pedestal wash basin with traditional taps, wood effect lino flooring.

Conservatory

12'5 x 7'8 (3.78m x 2.34m)

UPVC double glazed surrounding windows, electric heater, double glazed roof, wood effect laminate flooring, UPVC double glazed French doors to rear.

Play Room

13'2 x 8'6 (4.01m x 2.59m)

Two UPVC double glazed windows, central heating radiator.

First Floor

Landing

9'11 x 5'1 (3.02m x 1.55m)

Central heating radiator, loft access, doors to four bedrooms and bathroom.

Bedroom One

13'11 x 13'2 (4.24m x 4.01m)

UPVC double glazed box window, central heating radiator, door to en suite.

En Suite

5'9 x 4'10 (1.75m x 1.47m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a direct feed shower enclosure, low basin WC and a wall mounted wash basin with traditional taps, tiled elevations, extractor fan, wood effect lino flooring.

Bedroom Two

11'3 x 8'7 (3.43m x 2.62m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

11'1 x 9'8 (3.38m x 2.95m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'9 x 8'7 (2.67m x 2.62m)

UPVC double glazed window, central heating radiator.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a panelled bath with mixer tap and rinse head, pedestal wash basin with traditional taps and a dual flush WC, tiled elevations, extractor fan, wood effect lino flooring.

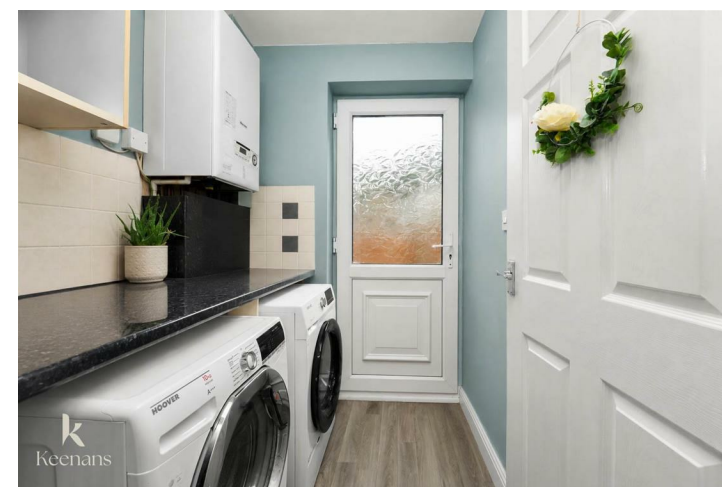
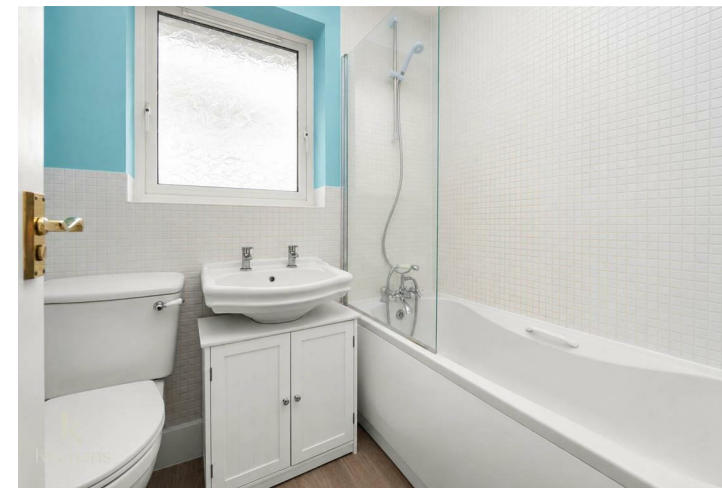
External

Front

Laid to lawn garden with off road parking and access to garage.

Rear

Wrap around garden with paving, summer house and storage shed.



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